

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MAY 4, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

- I. Old Business
- II. New Business

- A. A. Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Koops provided an overview of the case. The site was developed in accordance with the previous Zoning Ordinance. However, due to the adoption of a new Zoning Ordinance in 2019, the property was rezoned to C-E Elmore Corners District. This made the existing outdoor self-storage facility a nonconforming use. A rezoning to C-3 General Commercial District will bring the site into conformance with the current ordinance and enable construction of the second phase of units as a special use.

Kevin Koellner, petitioner, stated the purpose of the request. During the first phase of construction, the entire site was graded and prepared for full build-out. A rezoning will allow for the construction of additional outdoor storage units as originally planned.

Dr. Bradley Burt, owner of Aqua Tech Car Wash, expressed the second phase of self-storage units should be held to the design standards outlined in the Elmore Corners Plan. He communicated a desire for the project to be reviewed by the Design Review Board.

After all in person and virtual attendees spoke, the public hearing closed.

III. Next Public Hearing: May 18, 2021

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Tallman, Inghram, Hepner, Brandsgard, Maness, Garrington

Excused: Lammers, Johnson, Reinartz

Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Berkley updated the commission that Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church has moved onto second consideration at City Council.

III. Secretary's Report

A. Consideration of the April 20, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the April 20, 2021 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Koops provided an overview of the case and a history of the property. Tom Pastrnak, applicant, gave an introduction to the proposed heavy retail commercial tenant and addressed concerns raised at the public hearing. Ralph Armstrong, Electrical Engineering and Equipment, was in attendance to

answer questions from the Commission. No members of the public spoke in favor or opposition to the petition.

Garrington requested the metal storage container be removed from the property. Koops stated staff is in contact with the property owner to have the container removed.

Maness inquired about future C-3 General Commercial land uses that may cause a nuisance to the neighborhood should the property be rezoned.

Staff recommended Case REZ21-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The vicinity was developed in the early to mid-70's and is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in the Village Shopping Center, at the car dealerships, the mall, and the Lujack's properties along Welcome way. Industrial uses are located at Gaines and West Kimberly Road.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Conditions:

1. The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2. Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Motion by Tallman, second by Hepner to approve Case REZ21-02 subject to the listed findings and conditions. Motion to approve was unanimous by a roll call vote (6-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

Berkley notified the Commission of several upcoming subdivision plats.

Staff informed the Commission that there is still a vacancy. Berkley encouraged the Commissioners to reach out to any qualified individuals within the City.

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Tallman, second by Maness to adjourn the meeting. Motion to adjourn was unanimous by voice vote.

The meeting adjourned at 5:35 pm.